142.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,200 / 735,200
					USE VALUE:	735,200 / 735,200
					ASSESSED:	735,200 / 735,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONALD MARESHIA &
Owner 2:	SOSNOFF JOSEPH
Owner 3:	
Street 1:	112 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PALLAI JEREMY M & MEGAN E -
Owner 2:	-
Street 1:	112 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Stucco Exterior and 1716 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	266,900	300	468,000	735,200
Total Card	0.126	266,900	300	468,000	735,200
Total Parcel	0.126	266,900	300	468,000	735,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.44 | /Parcel: 428.4

Legal Description

User Acct 91992

GIS Ref

GIS Ref

Insp Date 02/12/20

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0005-0012.0

!11027!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,600	300	5,500.	468,000	785,900	785,900	Year End Roll	12/18/2019
2019	101	FV	250,000	300	5,500.	438,700	689,000	689,000	Year End Roll	1/3/2019
2018	101	FV	250,000	300	5,500.	362,700	613,000	613,000	Year End Roll	12/20/2017
2017	101	FV	250,000	300	5,500.	333,400	583,700	583,700	Year End Roll	1/3/2017
2016	101	FV	224,000	300	5,500.	304,200	528,500	528,500	Year End	1/4/2016
2015	101	FV	211,200	400	5,500.	298,300	509,900	509,900	Year End Roll	12/11/2014
2014	101	FV	211,200	400	5,500.	277,300	488,900	488,900	Year End Roll	12/16/2013
2013	101	FV	211,200	400	5,500.	263,800	475,400	475,400		12/13/2012

PRINT

Date	Time
12/11/20	01:14:39

LAST REV

Date	Time
02/26/20	08:22:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11027

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALLAI JEREMY M	67162-540		4/28/2016		629,000	No	No		
MC CREE PAULA I	57681-132		10/20/2011		483,000	No	No		
MORSE LINDA/JAM	27928-435		12/1/1997		245,400	No	No		Y

USER DEFINED

Prior Id # 1:	91992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1280	Redo Bat	32,165	C				
4/16/2013	548	Add Bath	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2020	Inspected	PT	Paul T
11/29/2017	MEAS&NOTICE	HS	Hanne S
4/20/2017	SQ Returned	EMK	Ellen K
6/14/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	JBS	JOHN S
1/20/2012	MLS	EMK	Ellen K
11/12/2008	Meas/Inspect	345	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/16/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	80.	1.06	9									468,002						468,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 468,002 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	177.237
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386756
Depreciation:	119894
Depreciated Total:	266861

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

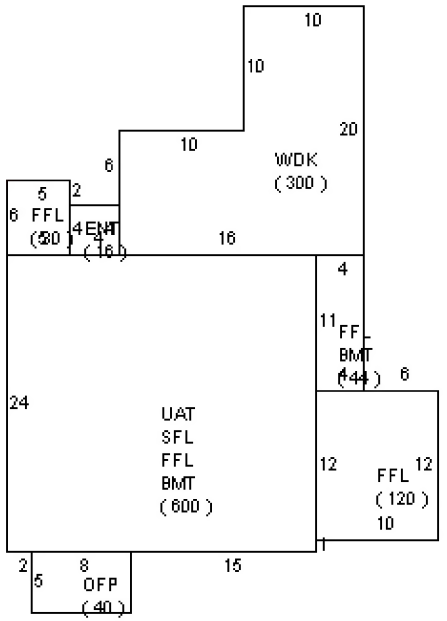
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.24
Special Features:	0	Val/Su Net:	104.91
Final Total:	266900	Val/Su SzAd	191.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	794	177.240	140,726
BMT	Basement	644	61.680	39,721
SFL	Second Floor	600	177.240	106,342
WDK	Deck	300	9.430	2,828
UAT	Upper Attic	150	70.890	10,634
OFP	Open Porch	40	44.440	1,777
ENT	ENTRY	16	26.660	427
	Net Sketched Area:	2,544	Total:	302,455
Size Ad	1394	Gross Are	2994	FinArea 1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	1980	6.00	T	31.2	101			300			300
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300